

Workshop Meeting



To: Planning Board

From: Travis Morgan

Date: 10/8/2024

Re: Text Amendment to Allow Townhomes in the B-3 District (*Action Item*)

REQUEST:

South Oak Partners requests your consideration for a text amendment to the Pineville Zoning Ordinance to allow townhomes in the B-3 zoning district. The proposal is to conditionally allow townhomes in that district. This means any townhome development in that zoning district would need to have a site plan specific proposal approved by Pineville Town Council; as opposed the use being permitted by right.

Use Clarification	R-44	R-12	R-7	R-MF	DC	RMX	O-I	O-C	B-3	B-4	B-P	G-I	Special Regulation
Dwelling, Townhomes				P	P	P			*C*		C		6.5.21

STAFF COMMENT:

Staff supports responsible and attractive mixed-use development along our primary roadway corridors. Mixed use in this case meaning residential uses within business or office uses. This is to enhance walkability, reduce automobile reliance, and preserve existing neighborhoods. Mixed use corridors are nothing new and are within many traditional developed commercial streetscapes.

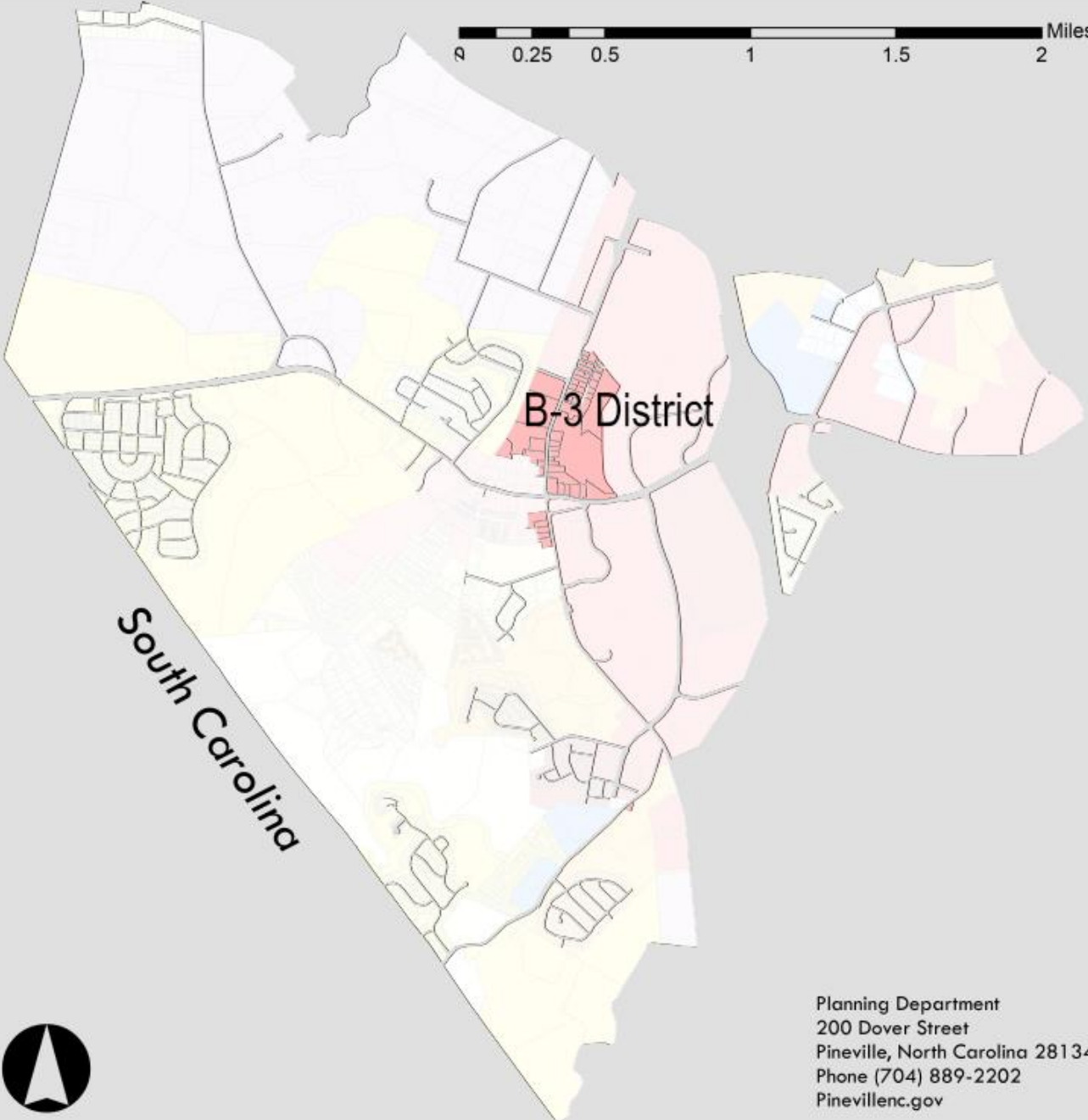
The conditional, site plan specific requirement can help guide the best locations in underperforming commercial locations and take development pressure away from established neighborhoods. Townhomes as a use are linked to individual parcels of land that are able to be bought and sold.

PLANNING BOARD:

Planning Board recommended the text amendment at the 9/19/2024 meeting.

ACTION:

This is the Public Hearing to hear the request and hear any public comment. If there is no additional information needed you may close the Public Hearing and make a vote.



B-3 District

South Carolina



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